141.0	0006	0007.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	95,700	/	95,700
USE VALUE:	95,700	/	95,700
ASSESSED:	95,700	/	95,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAHAN EMILY D
Owner 2:	
Owner 3:	
Street 1:	89 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAWYER ANNETTE M -
Owner 2:	WICKERSHAM JYLLIAN -
Street 1:	89 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Out Bldg. with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	4950.000		4,700	91,000	95,700
Total Card	0.114		4,700	91,000	95,700
Total Parcel	0.114		4,700	91,000	95,700

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 91037

GIS Ref

GIS Ref

Insp Date 10/31/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	106	FV		4700	4,950.	91,000	95,700	95,700	Year End Roll	12/18/2019
2019	106	FV		4700	4,950.	85,300	90,000	90,000	Year End Roll	1/3/2019
2018	106	FV		4700	4,950.	70,500	75,200	75,200	Year End Roll	12/20/2017
2017	106	FV		4700	4,950.	64,800	69,500	69,500	Year End Roll	1/3/2017
2016	106	FV		4700	4,950.	59,100	63,800	63,800	Year End	1/4/2016
2015	106	FV		4700	4,950.	58,000	62,700	62,700	Year End Roll	12/11/2014
2014	106	FV		4700	4,950.	53,900	58,600	58,600	Year End Roll	12/16/2013
2013	106	FV		4700	4,950.	51,300	56,000	56,000		12/13/2012

!10932!

PRINT

Date	Time
12/11/20	01:10:02

LAST REV

Date	Time
11/08/10	10:52:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAWYER ANNETTE	52815-550		5/20/2009	Mult Lots	640,500	No	No		
DAMOKOSH KIMBER	35020-544		3/12/2002	Family	1	No	No		
ROTH GEORGE L/E	27833-364		11/3/1997		314,500	No	No		Y

USER DEFINED

Prior Id # 1:	91037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2008	Meas/Inspect	345	PATRIOT
11/3/2000	Hearing Chag	201	PATRIOT
11/22/1999	Vacant Lot	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		4950		Sq. Ft.	Site		0	80.	0.23	9			Unbuild	-80					90,960						91,000	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	106	Out Bldg.	Prime NB Desc:	Brackett	Total:	90,960	Spl Credit		Total:	91,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	
Depreciation:	
Depreciated Total:	

COMMENTS

SOLD WITH 141-6-6(#89 MT VERNON)..

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:		Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	106			4,700			4,700
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	106						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700